

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

October 22, 2019

1. CALL TO ORDER:

Mayor Rob McCoy called the meeting to order at 6:01 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. PLEDGE OF ALLEGIANCE: Mayor McCoy led the pledge of allegiance.

3. ROLL CALL: Present: Councilmembers Bill-de la Peña, Engler, Jones, Adam, and Mayor McCoy.

Also Present: Assistant City Manager Ingrid Hardy, City Attorney Tracy Noonan, City Clerk Cynthia M. Rodriguez, Community Development Director Mark Towne, Finance Director/City Treasurer Jaime Boscarino, Public Works Director Jay Spurgin, Library Director Heather Cousin, Cultural Affairs Director Barry McComb, Police Chief Tim Hagel, Fire Chief John Spykerman, Deputy Public Works Director Cliff Finley, Deputy City Clerk Laura Maguire, Senior Transit Analyst Mike Houser, Senior Planner Iain Holt, Transportation Planner Kathy Naoum, Cable Operations Supervisor Carl Jarecky, Senior Video Specialist Richard Swingler, Assistant Analyst Christy Glaubke, Records Management Specialist Judy Freeman, and Recording Secretary Dominga Zambrano.

4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:  
None.

5. SPECIAL PRESENTATIONS: None.

6. PUBLIC COMMENTS: Robin Britt, Thousand Oaks.

7. CONSENT CALENDAR: (See Exhibit A for Consent Calendar Listing)

8. PUBLIC HEARINGS:

- A. Hearing, advertised as required by law, opened to consider: Thousand Oaks Transit Program Modifications presented by Senior Transit Analyst Houser. Deputy Public Works Director Finley available for questions. Additional information supplemental packet.

RESOLUTION APPROVING FARE MODIFICATION FOR THOUSAND OAKS TRANSIT BUS, DIAL-A-RIDE, AND ADA PARA-TRANSIT SERVICES  
RES. NO. 2019-053

Speakers: Miguel Robles, Thousand Oaks, con; Manuel Lopez, Thousand Oaks, con; Michael Goldsmith, Oak Park, con.

Written Statements: Kiana Rahnavardi, Thousand Oaks, pro.

Mayor McCoy closed public hearing.

Motion by Councilmember Adam to approve modifications to fares, service hours, bus routes, and transit policies and adopt resolution adjusting fares: accept \$100,000 Federal Transit Administration grant with 20 percent local match requirement to fund free bus pass program (Route to Success) for income qualifying individuals, carried 5-0 by the following vote: Ayes - Bill-de la Peña, Engler, Jones, Adam, and McCoy; Noes - None.

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9. DEPARTMENT REPORTS:

- A. Allocation Approval (“Pre-screening”); Initiation of General Plan Amendment and Request for Concurrent Processing for a 37-Unit Residential Project at 3801 Maurice Drive (RCA 2018-70458; LU 2018-70457) Applicant: Cohan Family Partnership (Continued from May 21, 2019) presented by Community Development Director Towne. City Attorney Noonan provided comment. Senior Planner Holt and Transportation Planner Naoum available for questions. Additional information supplemental packet.

RESOLUTION DECLARING INTENTION TO CONSIDER AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ALLOWING CONCURRENT PROCESSING OF ENTITLEMENT APPLICATIONS FOR LAND LOCATED AT 3801 MAURICE DRIVE (LU 2018-70457: COHAN FAMILY PARTNERSHIP) RES. NO. 2019-054

Speakers: Applicant Representative Tom Cohen, Thousand Oaks; Jared Freilich, Newbury Park; Joseph Klemowicz, Thousand Oaks; Janell Kluss, Newbury Park; Garry Pew, Newbury Park; Lauren Gill, Newbury Park; Leanne Tapper, Newbury Park; Kris Henson, Newbury Park; Robert Filiault, Newbury Park; Brandalyn Holzberger, Newbury Park; Jeff Steinkuhler, Newbury Park; Melanie Rudas, Newbury Park; Brett Boynton, Newbury Park; Mickey Reiser, Newbury Park; John Fowler, city of residence unknown; Jackson Piper, Newbury Park; Eric Trembly, Newbury Park; Jennifer McLeod, Newbury Park; Darin Hansen, Newbury Park; Bob Martinich, Newbury Park.

Written Statements: Maria Bean, Newbury Park; J. Boynton, Newbury Park; Chuck Cohen, Thousand Oaks; Emily Dermand, Newbury Park; Susanne Hansen, Newbury Park; Amy Herring, Newbury Park; Bob Martinich, Newbury Park; Ashley Rudas, Newbury Park; Kim Schroeder, Newbury Park; Aleida Steinkuhler, Newbury Park; Kavitha Velu, Newbury Park.

Motion by Councilmember Bill-de la Peña to approve a residential project not to exceed 37 units including a density bonus and allocation of 25 units of citywide Measure E residential capacity to the project at 3801 Maurice Drive, subject to inclusion of three very low-income units and two moderate-income units, and submittal of a formal application within 12 months from the date of unit allocation; adopt resolution initiating General Plan Amendment to change land use designation from Commercial to Medium Density Residential; and authorize concurrent processing of entitlements and legislative requests, carried 5-0 by the following vote: Ayes - Bill-de la Peña, Engler, Jones, Adam, and McCoy; Noes - None.

10. COMMITTEE/COMMISSION/BOARD REPORTS: None.

11. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None.

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12. COUNCIL ISSUES/RECOMMENDATIONS:

A. Follow-up reports on meetings/conferences attended by Councilmembers.

1. Update on League of California Cities (LCC) Annual Conference – October 17, 2019 (Engler/Jones). Additional information supplemental packet.

Report received.

13. CITY MANAGER:

A. Follow-up items: Nothing additional.

B. Announcements and upcoming issues: Assistant City Manager Hardy reviewed potential topics for the next regularly scheduled City Council Meeting November 5, 2019.

14. CLOSED SESSIONS REQUESTED: City Council Conference Room 2<sup>nd</sup> floor.

City Attorney Noonan announced Closed Session held at 8:27 p.m.

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Properties: 2944 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-030; 277 N. Conejo School Road, Thousand Oaks, California 91362, APN: 670-0-260-100; 3013 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-123-100; 2930 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-020; 3034 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-250; 2968 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-050; 289 N. Conejo School Road, Thousand Oaks, California 91362, APN: 670-0-260-090; 2987 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-060; 3012 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-080; 3058 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-260; 3004 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-070; 3195 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-150-205; 305 N. Conejo School Road, Thousand Oaks, California 91362, APN: 670-0-260-080; 3011 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-123-080; 53 N. Conejo School Road, Thousand Oaks, California 91362, APN: 670-0-290-090; NEGOTIATING ON BEHALF OF CITY: Tracy Noonan, City Attorney, Jaime Boscarino, Finance Director, and Cliff Finley, Deputy Director, Public Works; NEGOTIATING ON BEHALF OF PROPERTY OWNERS: James F. Peralta, Mario A. Vega, Ana Karina Peralta, Roberto Cruz Juarez; George Wm Graeser; Charles Rosales; David Matthew Sheridan; James W. Widick, Susan H Widick; David Lamas, Sandy Easter-Lamas; Richard A. Freed, Mary M. Freed; Robert D. Hinds, Donna L. Hinds; Jonathan Howland Oxx; James W. Widick, Susan H. Widick; Garrie Tucotte; Villaggio Rosso, LLC; First Church of Christ, Scientist; Rosemary M. Boykin, Susan M. Boykin-Chase, Stephen Boykin; Lakestone Properties, LLC, Los Alamitos, LLC, UNDER NEGOTIATION: Price and Terms; Pursuant to Government Code Section 54956.8

City Attorney Noonan indicated no announcement anticipated.

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15. PUBLIC NOTICES: None.

16. ADJOURNMENT:

City Council adjourned at 8:38 p.m. in memory of retired City employee James Snyder to Regular Meeting on Tuesday, November 5, 2019.

  
\_\_\_\_\_  
Robert McCoy, Mayor  
City of Thousand Oaks City Council

Attest:

  
\_\_\_\_\_  
Cynthia M. Rodriguez, City Clerk  
City of Thousand Oaks City Council

AGENDA POSTED: October 17, 2019

MINUTES APPROVED: November 5, 2019

\*indicates item taken out of order

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**EXHIBIT A**7. **CONSENT CALENDAR:**

*RECOMMENDATIONS FOR ITEMS A. THROUGH H. ARE TO APPROVE*

Motion by Councilmember Bill-de la Peña to approve Consent Calendar, carried 5-0 by the following vote: Ayes - Bill-de la Peña, Engler, Jones, Adam, and McCoy; Noes - None.

- A. General, Utilities, Golf Course, and Theatres Demands – ratify October 9, 2019 and October 16, 2019; approve October 23, 2019; approve October 30, 2019, subject to review and ratification
- B. Minutes of City Council meeting of October 8, 2019
- C. No Appropriation/Expenditure Required: Transfer of Previously Purchased Open Space Parcels from City of Thousand Oaks to Conejo Open Space Conservation Agency (COSCA); authorize transfers of APNs 521-0-011-425, 676-0-180-175, and 676-0-090-310 from City to COSCA
- D. Approved Expenditure: Alex Fiore Thousand Oaks Teen Center and Goebel Adult Community Center Capital Improvements Grant Agreement; approve Alex Fiore Teen Center (Teen Center) and Goebel Adult Community Center (Goebel Center) Capital Improvements Grant Agreement between City and Conejo Recreation and Park District (CRPD); \$2,700,000 budget appropriation transfer A/C 001-3573-677-8200 (CI4091, Capital – Buildings) to A/C 001-3573-677-5920 (CI4091, Grants and Donations); authorize \$2,700,000 expenditure A/C 001-3573-677-5920 (CI4091, Grants and Donations)
- E. Approved Expenditure: Safety Compliance and Culture Project; award one-year safety compliance and culture agreement with two, one-year extension options to Citadel Environmental Services, Inc., not to exceed \$285,000; expenditures in amount of \$285,000; \$63,270 A/C 621-8250-682-5699 (Hill Canyon Treatment Plant), \$63,270 A/C 611-8030-682-5699 (Water Distribution), \$31,635 A/C 621-8220-682-5699 (Wastewater Collections), \$27,645 A/C 001-5610-631-5699 (Roads), \$27,645 A/C 001-5630-632-5699 (Landscape), \$19,665 A/C 177-5320-631-5699 (Stormwater), \$15,960 A/C 001-5660-631-5699 (Storm Drains), \$15,960 A/C 142-5630-632-5699 (Landscape Assessment District, Zone: AD), \$11,970 A/C 001-5650-631-5699 (MSC Facility/Administrative), \$3,990 A/C 621-8240-682-5699 (Industrial Waste), and \$3,990 A/C 611-8070-682-5699 (Water Quality Assurance)

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7. CONSENT CALENDAR: (Continued)

- F. Additional Appropriation: Authorization to Apply for, and Receive SB 2 Planning Grants Program Fund; adopt resolution authorizing application for, and receipt of, State of California, Department of Housing and Community Development Department (HCD) SB 2 Grant; authorize City Manager or designee to submit application and execute contract and related agreements; budget appropriation not-to-exceed \$310,000 to A/C 001-4010-434-9900 (State Grant – Grant Revenue)

RESOLUTION AUTHORIZING APPLICATION FOR, AND RECEIPT OF, SB 2 PLANNING GRANTS PROGRAM FUNDS FROM THE STATE OF CALIFORNIA  
RES. NO. 2019-051

- G. Additional Appropriation: Fiscal Year 2019-20 Transportation Development Act Funds; adopt resolution authorizing staff to file claim with Ventura County Transportation Commission (VCTC) for Transportation Development Act (TDA) allocation of \$4,834,158 from Local Transportation Fund (LTF) and \$49,618.08 from State Transit Assistance (STA) and State of Good Repair (SGR) funds; authorize budget appropriation transfer and expenditures not-to-exceed \$75,000 A/C 537-0000-311-1000 (Air Quality Developer Fee Fund Balance – Designated for Capital Improvements) to A/C 537-9720-631-9161 (DF2010, Air Quality Developer Fee Operating Transfers Out) with \$50,000 to A/C 651-5540-561-5370 (Transportation Bus - Operating Transfers In) and \$25,000 to A/C 651-5550-561-5370 (Transportation Subsidized Taxi - Operating Transfers In)

RESOLUTION AUTHORIZING CLAIM FOR ALLOCATION OF FY 2019-20 FUNDS FROM VENTURA COUNTY LOCAL TRANSPORTATION FUNDS AS OUTLINED IN 1971 TRANSPORTATION DEVELOPMENT ACT  
RES. NO. 2019-052

- H. No Appropriation/Expenditure Required: Amendment to City Election Campaign Contribution Limits; read in title only, further reading be waived, and if no objection, introduce ordinance to approve amending the City's election campaign contribution limit to \$560 as outlined in the ordinance

ORDINANCE AMENDING SECTIONS OF MUNICIPAL CODE ADJUSTING CAMPAIGN CONTRIBUTION LIMITS TO REFLECT CHANGES IN CALIFORNIA CONSUMER PRICE INDEX (CPI) AND SETTING RE-EVALUATION TIMEFRAME FOR BASE LIMIT  
ORD.NO. 1<sup>st</sup> Reading